



Marilyn Ball
Presenting the Fine Art of Marketing
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2029 White Birch Rd
Si Sidney North-East ~ V8L 2R2

Interior Details

Layout: Main Level Entry with Upper Level(s)
Bedrms: 3 **Kitchens:** 1
Baths Tot: 3 **Fireplaces:** 1
Bth 2Pce: 1 **Storeys:**
Bth 3Pce: 0 **Fin SqFt:** 2,044
Bth 4Pce: 1 **Unfin SqFt:** 422
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:** None
Ens 4+Pce: 1 **FP Feat:** Gas, Living Room
App Incl: Dishwasher, F/S/W/D
Intr Ftrs

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	2-Piece
Bedroom - Primary	Main	18x14
Den	Main	8x12
Dining Room	Main	13x12
Ensuite	Main	4-Piece
Entrance	Main	9x4
Kitchen	Main	16x9
Laundry	Main	8x6
Living Room	Main	17x15
Walk-in Closet	Main	10x5
Bathroom	Second	4-Piece
Bedroom	Second	12x11
Bedroom	Second	17x12
Garage (Unfin)	Main	21x19
Patio (Unfin)	Main	13x8
Patio (Unfin)	Main	17x10

Listing Summary

MLS®: 929667 **List Price:** \$1,278,000
Status: Active **Orig Price:** \$1,278,000
Sub Type: SF Det **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$3,993 **Strata Fee:**
2022 Asmt: \$987,000 **Title:** Freehold

Remarks

Welcome to Custom-Built 2016 Elegance that meets every need - offering a main level Bedroom and Luxe Ensuite, plus an open plan for entertaining from an inviting front porch to the lovely garden that offers just the right amount of relaxing beauty! Large windows and 10 ft ceilings bathe rooms in light, spotlighting the Chef's Kitchen with acres of cabinetry, a giant island, Caesarstone counters, and quality appliances. Engineered flooring and a gas fireplace create a warm ambiance, while the hot water on demand, ensuite heated floor, and A/C heat pump provide energy-efficient comfort. A cozy Den doubles as an Office, and the Flex Space above with upgraded cabinetry and sink is perfect for an Art Studio, Family Room, or even a more self-contained bedroom for an out-of-town guest! The double-car garage is a Handyperson's dream with extra cabinetry for every project. Located in an Executive Enclave close to beaches, schools, marinas, and parks; this is a Rare offering of exquisite value.

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	0	1,448	596	0	0
Beds	0	1	2	0	0
Baths	0	2	1	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est): 2016 **Lgl NC Use:** **Frnt Faces:** N **Bldg Style:** Arts & Crafts, Contemporary **Cool:** Air Conditioning
Oth Equ: **Bldg Warr:** **Heat:** Electric, Heat Pump, Natural Gas, f
Const Mt: Cement Fibre, Insulation All, Wood **EnerGuide Rtg/Dt:** **Roof:** Fibreglass Shingle
Ext Feat: Fenced, Garden, Low Maintenance Yard, Sprinkler System **Fndn:** Slab
Accss:

Lot/Strata Information

Lot Size: 3,896sqft / 0.09ac **Prk Type:** Attached, Driveway, Garage Double **Waterfront:**
Water: Municipal **Waste:** Sewer Connected **View:**
Lot Feat: Marina Nearby, Quiet Area **Services:**
Complex: **Prk Tota:** 2 **Rent Alld?:**
SqFt Balc: **StrLots/Cplx:** **Yng Ag Alld?:**
SqFt Prk: **Bldgs/Cplx:** **Pets Alld?:**
SqFt Pat: **Suites/Bldg:** **BBQs Alld?:**
SqFt Strg: **Floors/Bldg:**
Gnd/Top?: **Lvls/Suite:**
Shrd Am: **Unit Incl:**

